

Sunset Meadows HOA Board Meeting

June 20, 2024

Meeting Called to Order: 6:36 PM

Present: Lisa Buscho, Lisa Armstrong, Kate Schultz, Sandi Patton, Tatiana Guerra

May Meeting Minutes Lisa B. motioned to approve, Kate seconded. Approved.

Treasurer's Report (Kate reads for Mel): Kate read report in Mel's absence. Delinquency decreased \$585 in May to \$6,229, mostly due to one delinquency being paid. One member is over 2 months delinquent, but the number of delinquent members increased from 24 to 26.

Sandi motioned to approve the treasurer's report, Lisa A. seconded, motion passed.

Maintenance Report (Kate & Lisa):

- Roof repair update: 1614 roof and insulation completed. 1534 roof completed that had additional rotted plywood at more cost (\$900). Sandi moved to pay the additional repair, Lisa B. seconded, and it was approved.
- Irrigation update. According to Mel's report, all past month has been spent getting the irrigation system ready by testing all 33 zones. There was one difficult repair on Oak Patch with a broken sprinkler thickly tangled with roots. One homeowner helped Mel repair this. The system is mostly repaired but a couple of zones stopped working due to electrical issues and we are waiting on Oregon Electrical Service to schedule a visit to address this. Backflow test pending and should be completed soon.
- Carport shed door repairs on hold temporary.
- Still waiting for Hillory & Martin to tell us if they can repair the pool solar panels. May need to call another company (Solar Assist).
- Asphalt was examined by Caleb of Western Asphalt who says seal coating should be done in the next 1-2 years.
- Baxter found & (we thought) repaired the leak in men's bathroom (in valve), but as it turned out the valve was not fixed because it continued to leak below and outside the wall. Baxter came back on Thursday and replaced the valve (had to go into the wall). They also repaired the leaking water fountain. We will need someone to replace the insulation and the small section of wall now.
- Baxter gave bid to remove & replace our broken 6-gallon electric water heater for \$1,288.00. Unless there is a legal requirement, will not replace the hot water tank now.
- A small section on the trash enclosure that had been repaired by Devon last year was found to be unpainted. Michael Sterne (A&L Committee) offered to paint it. He has also painted hazardous areas (uneven pavement sections) found on walkways throughout the complex.

Architectural & Landscape Updates (Lisa B.):

- Two bins for yard waste were placed and are getting used. Some homeowners have been leaving yard waste in a pile by the mailboxes on N. Feters Loop. Landscape has been removing it and will continue if they can but will charge as an add on if it is a large amount. If people are using the dumpsters, may consider adding additional bins on the property because they are inexpensive.
- Have asked our landscaping crew to pick up and remove the dead leaves left along Feters Loop because of disease spread, mold growth, and untidiness. They have agreed to do it without added charge.
- A&L Committee met on 6/6/24 discussed a few issues. **1)** The Japanese Knotweed-see brochure. Japanese knotweed was reported by a homeowner. It is growing from a neighboring property through the chain link fence inside the bushes along N. Feters Loop. Was reported to Lane County Noxious Weed Department, but they no longer will eradicate it. Willamette Soil & Watershed Department notified they said they are volunteers and do not eradicate it. They will still have a technician contact us to provide resource information. Suggested speaking to City of Eugene to ask about ordinance to have neighbor remove the weed on their property. Marilyn & Lisa cut/poisoned what could be reached on Sunset Meadows' side of chain link fence. Four large garbage bags were filled with cuttings and removed. According to the tax map, Pacific Properties owns & operates the apartment complex. They have a P.O. Box #. Sunset Meadows homeowners are encouraged to report any of this weed they find on the property (email alert sent out). **2)** A second distribution of the wood mulch was delivered and is being put into areas the A&L Committee and volunteers have been weeding and planting on Sunset Meadows property. **3)** Disease or infestation of the apple, cherry, cumquat, and dogwood trees was found and now is seen on several other trees. It is a gray mold looking infestation that curls & kills the leaves/branches. Glass Tree & Spray Services said is leaf disease and needs spraying (2-4 times depending on the type of tree starting next fall. Gave us a bid. Sperry Tree Service was to come look at the trees June 24th, but we may want them to come later in the summer to evaluate all the trees in our complex. Some homeowners feel trees around their homes are diseased and may need trimming or removal. Inconsistent watering may be part of the issue causing stress to the trees. Kate made a motion to have Sperry Tree do a full walk around evaluation of all the trees on Sunset Meadows property for illness, etc. Sandi seconded this. All approved. Will plan to cancel the June 24th appointment and schedule it for a later date in July.

For 2024-25 budget, would like to consider adding the cost for tree disease treatment, removal of the two dead & dying trees (previously bid by Sperry and two trees to replace them, trimming of large overgrown trees behind units #1652-1654 and perhaps other identified issues found with other trees on the property.

Compliance Report (Lisa B.):

- Camper parked in unassigned space
- Dog off leash and poop not picked up

- More than 2 vehicles parked by one unit
 - Noxious garbage left on ground by dumpster
 - Garbage left on picnic table
-
- Mid-June to Mid-July: Kate Schultz
 - Mid-July to Mid-August: Tatiana Guerra
 - Mid-August to Mid-September: Lisa Armstrong

Old Business (Kate):

- CERTA update-They are ready to do their evaluation, but we need more time to coordinate the 6 different attics in 6 different buildings. Need about 15 minutes per attic. Will schedule this ASAP.
- Changing locks-changing the locks on the Storage Shed this weekend.
- Litigation update-our attorney has still not responded to our call. A new attorney would cost minimum \$500 with retainer fee of \$1500. With this and the cost to litigate, it may not be worth this financial investment. In future, will need to have a signed document by the homeowner agreeing to reimburse the HOA funds for work paid for by HOA.
- Miscellaneous work around the property-Bryce (from Peaks & Valleys) did give us a quote for all the work around the property. With the inconsistent communication and less than ideal attic work, will look for an additional contractor to get a new bid.

New Business (Kate):

- New projects & requests-broken downspout on one home needs repair and an exterior faucet on another home is leaking.
- Budget planning-Mel requests the Board members to come to the next meeting with budget needs for 2024-25.

Next meeting: Thursday, July 18, 2024

Meeting Adjourned: 8:05 PM

Submitted by Lisa Buscho covering for Secretary